



Cottonwood Heights

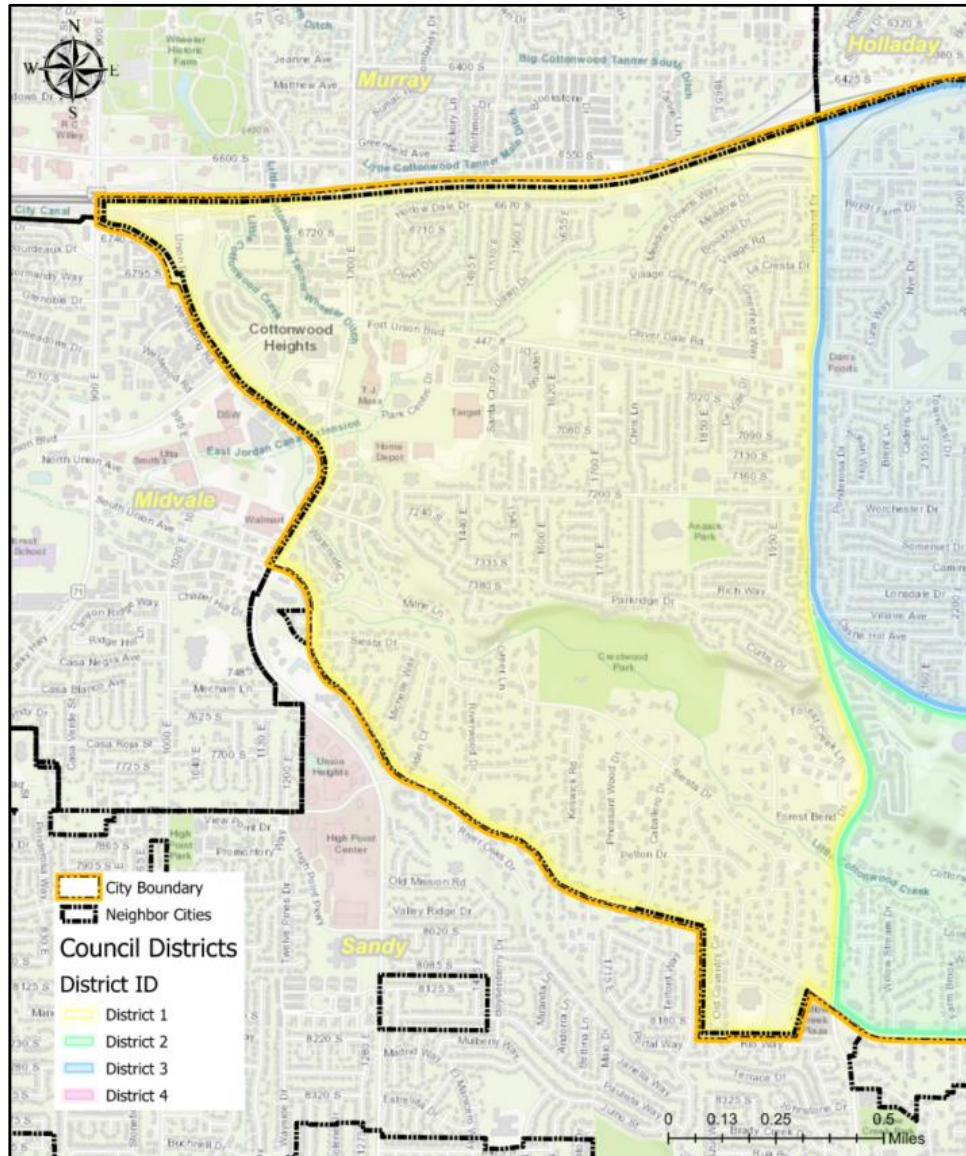
Community & Economic Development Department

Major Development Activity Report March 2021

[View Interactive Map Here](#)

District One

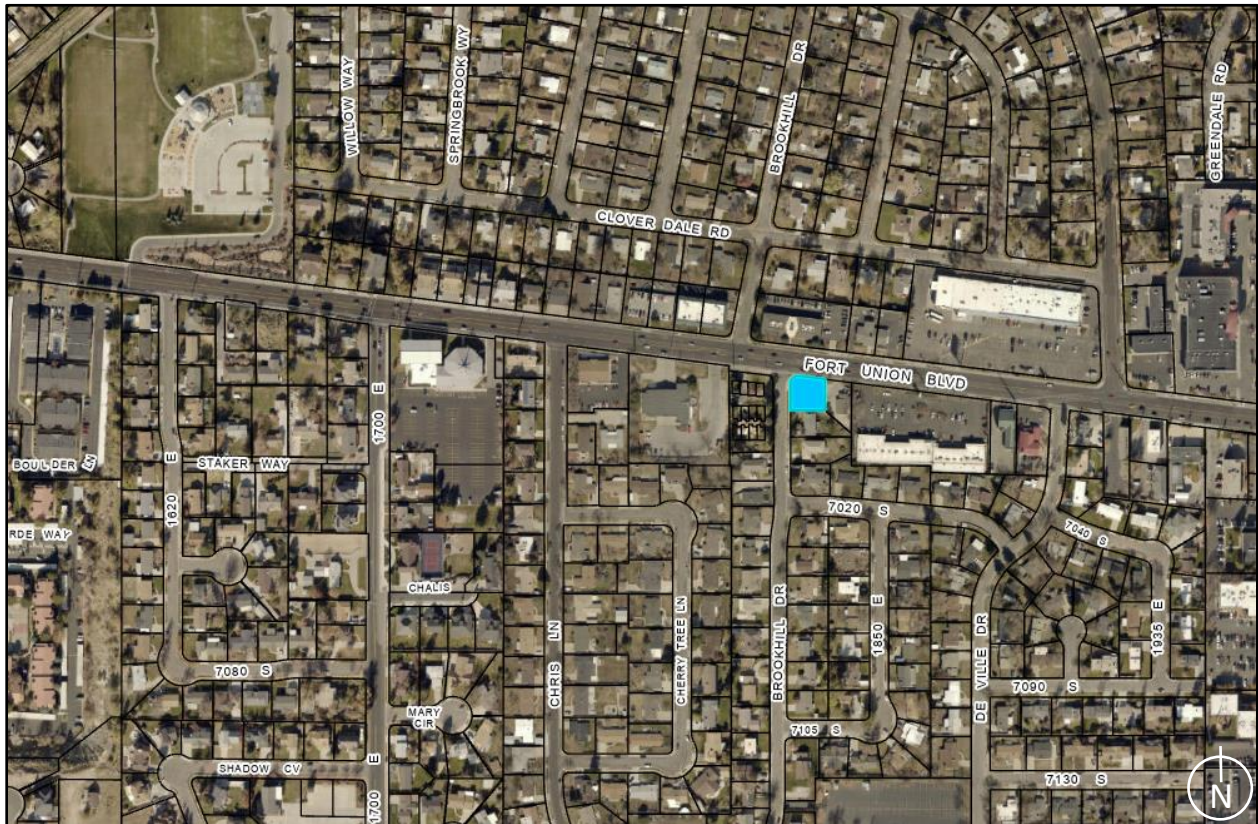
Councilmember Douglas Petersen



COUNCIL DISTRICT 1

NEW PROJECT

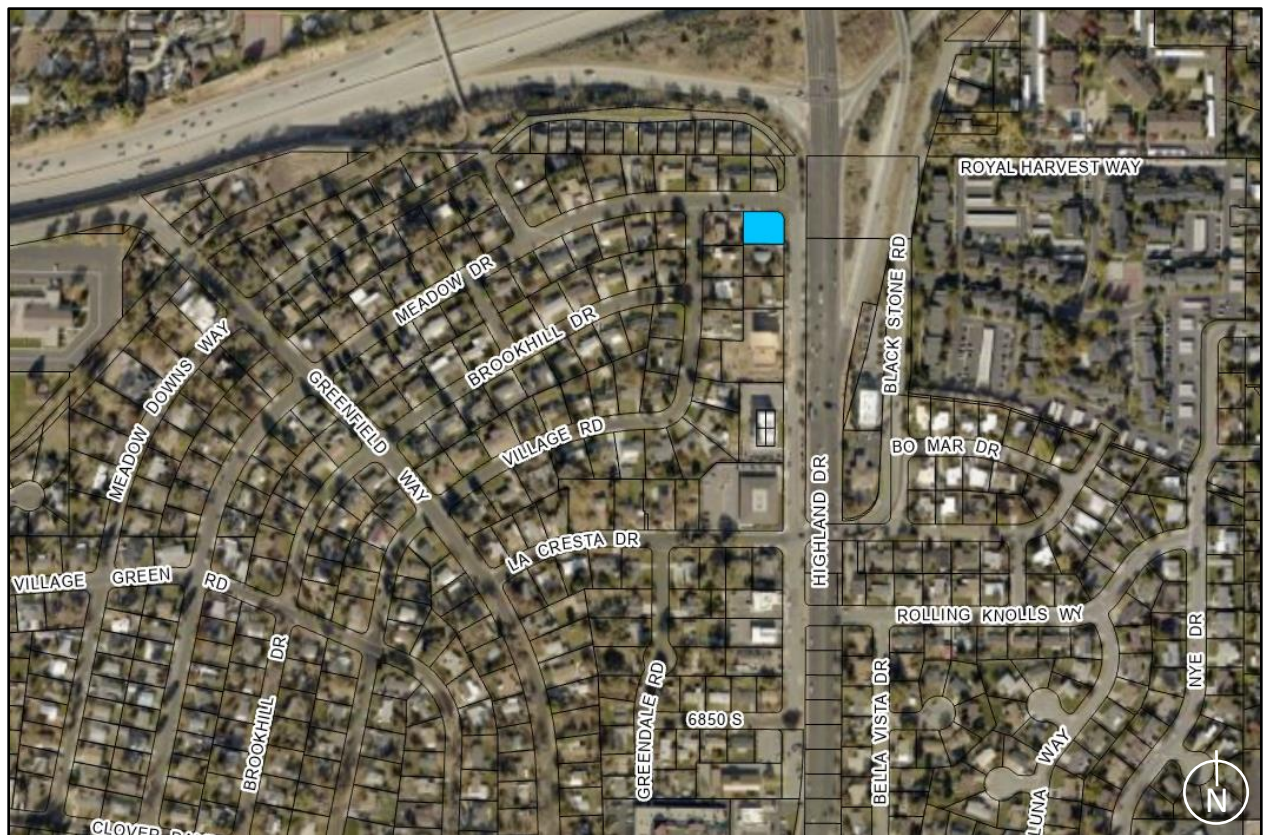
File: CUP-21-007	Project Name: Sage Dental Lab
Address: 1828 E. Fort Union Blvd.	Applicant: James Paxton
Type of Application: Conditional Use	Current Zoning: NC (Neighborhood Commercial)
Next Meeting: Planning Commission – April 21 st , 2021	Staff Contact: Samantha DeSeelhorst
Status: This application for conditional use approval of a dental laboratory office within an existing commercial building will be reviewed by the Planning Commission during their April 21 st , 2021 meeting. As this project falls within the Gateway Zone, any exterior changes will require Architectural Review Commission approval.	



COUNCIL DISTRICT 1

PROJECT UPDATE

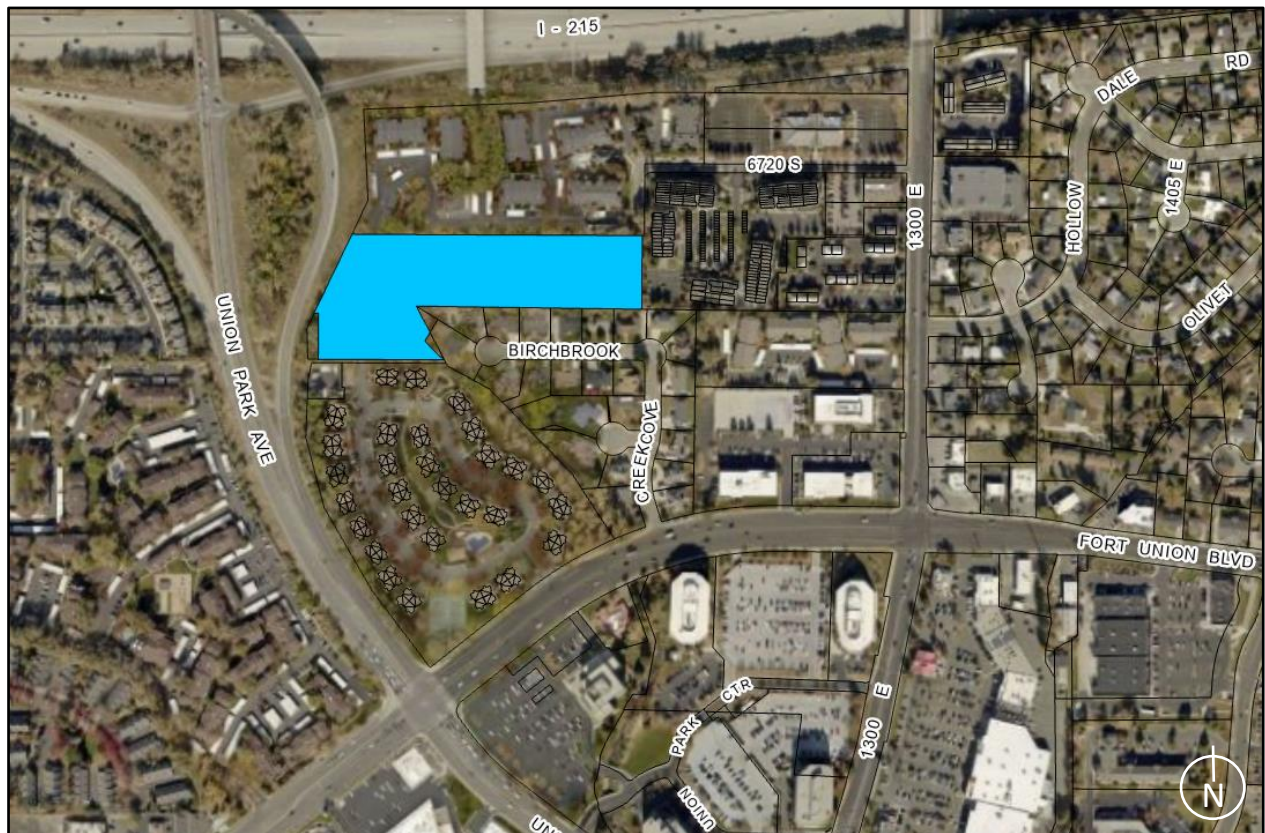
File: CUP-20-016	Project Name: Coccimiglio Bed and Breakfast
Address: 6632 S. Highland Dr.	Applicant: Thurmond Dressen (On behalf of Joe Coccimiglio)
Type of Application: Conditional Use	Current Zoning: RO (Residential Office)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: The Planning Commission approved this project during the April 7 th , 2021 meeting, with added conditions to mitigate concerns over short-term rental usage and on-street parking.	



COUNCIL DISTRICT 1

PROJECT UPDATE

File: FDP-20-001	Project Name: ICO Floodplain Development
Address: 6784 S. 1300 E.	Applicant: ICO Fort Union
Type of Application: Floodplain Development	Current Zoning: PDD-1 (Walsh)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: A multi-family project was previously approved at this site in 2019 and a building permit for phase 1 was approved in 2020. This floodplain development application is being reviewed as part of the building permit process for phases 2 and 3 of the project.	



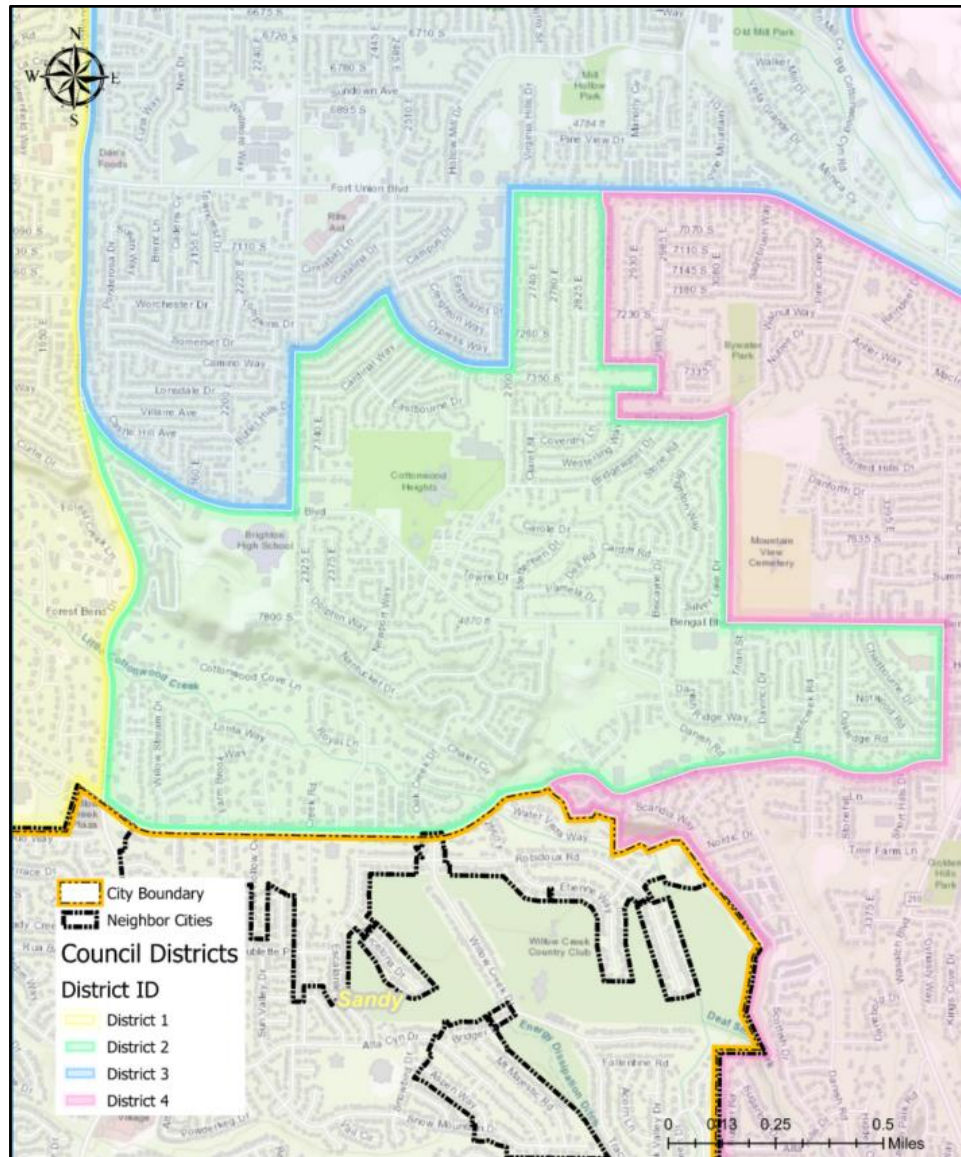
District 1

Significant Building Permits

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0084	Issued	TI – Parking Structure Post Tension Repair	Tenant Improvement	6975 S UNION PARK CNTR	1
BP.21.0055	Issued	TI – Target	Tenant Improvement	7025 S Park Centre Drive	1

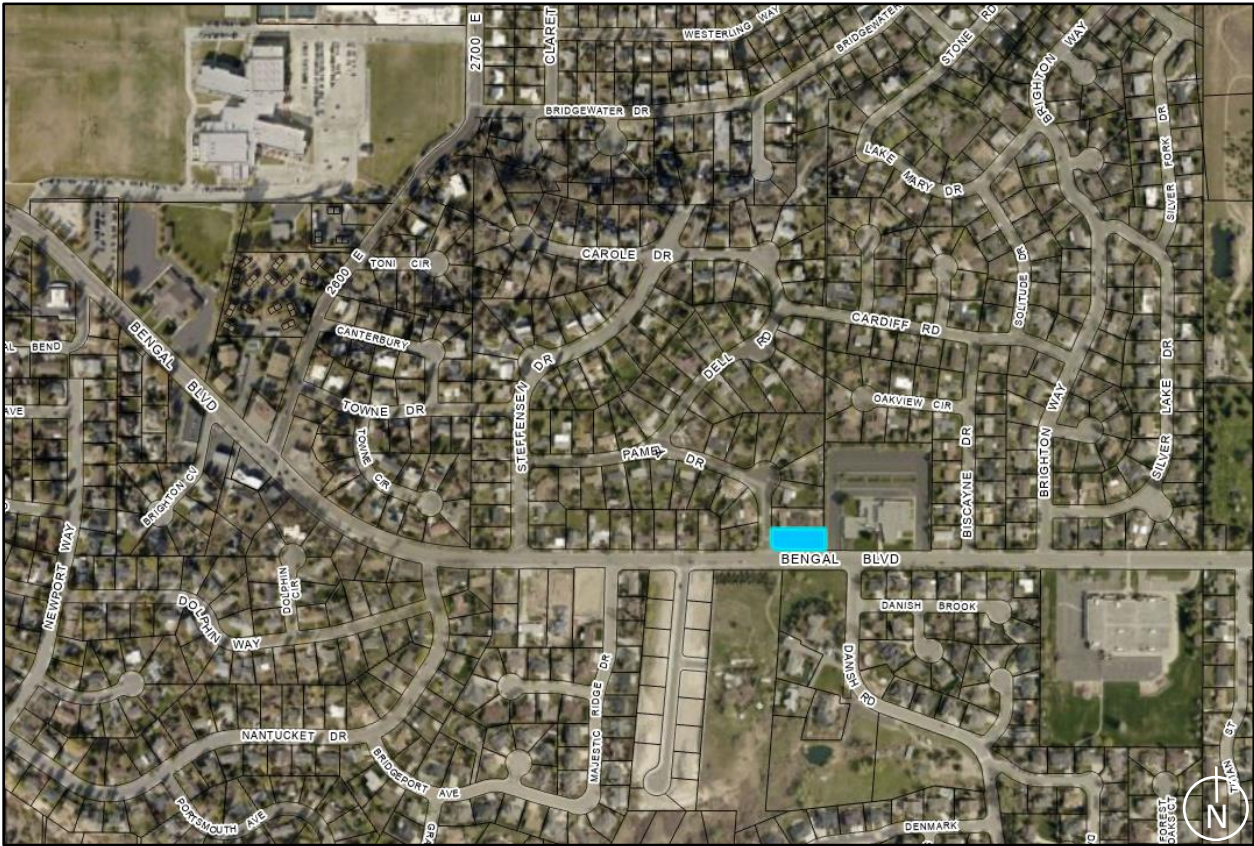
District Two

Councilmember Scott Bracken



COUNCIL DISTRICT 2

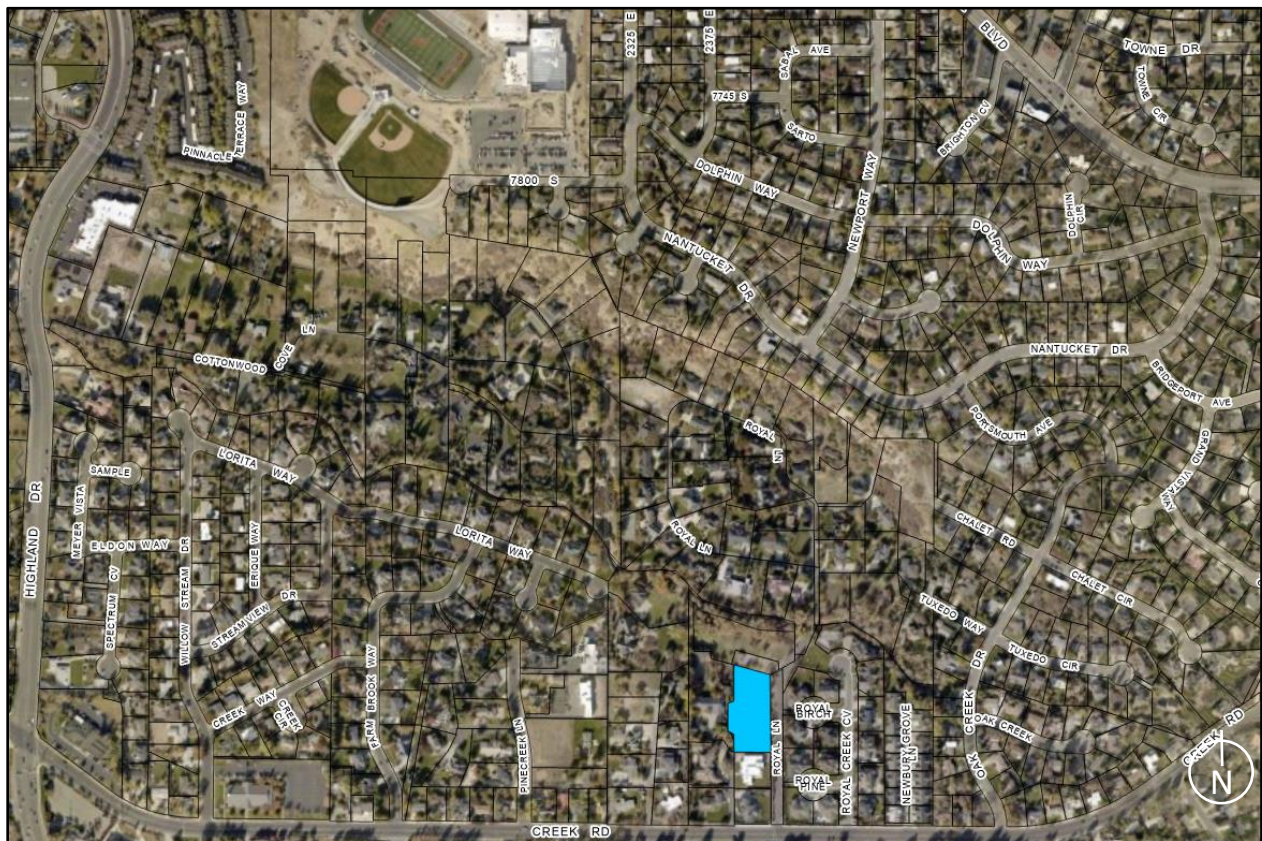
File: SUB-21-001	Project Name: Roy Tea Subdivision
Address: 2875 E. Bengal Blvd.	Applicant: Tamara Elsberry and Darin Tea
Type of Application: Subdivision Amendment	Current Zoning: R-1-8 (Residential Single-Family)
Next Meeting: Planning Commission – April 21 st , 2021	Staff Contact: Samantha DeSeelhorst
Status: This amendment to the existing Steffensen Heights Subdivision was reviewed by the Planning Commission during their April 7 th , 2021 meeting. The Planning Commission continued this item to their April 21 st , 2021 meeting, to allow for extra time to verify lot size details.	



COUNCIL DISTRICT 2

PROJECT UPDATE

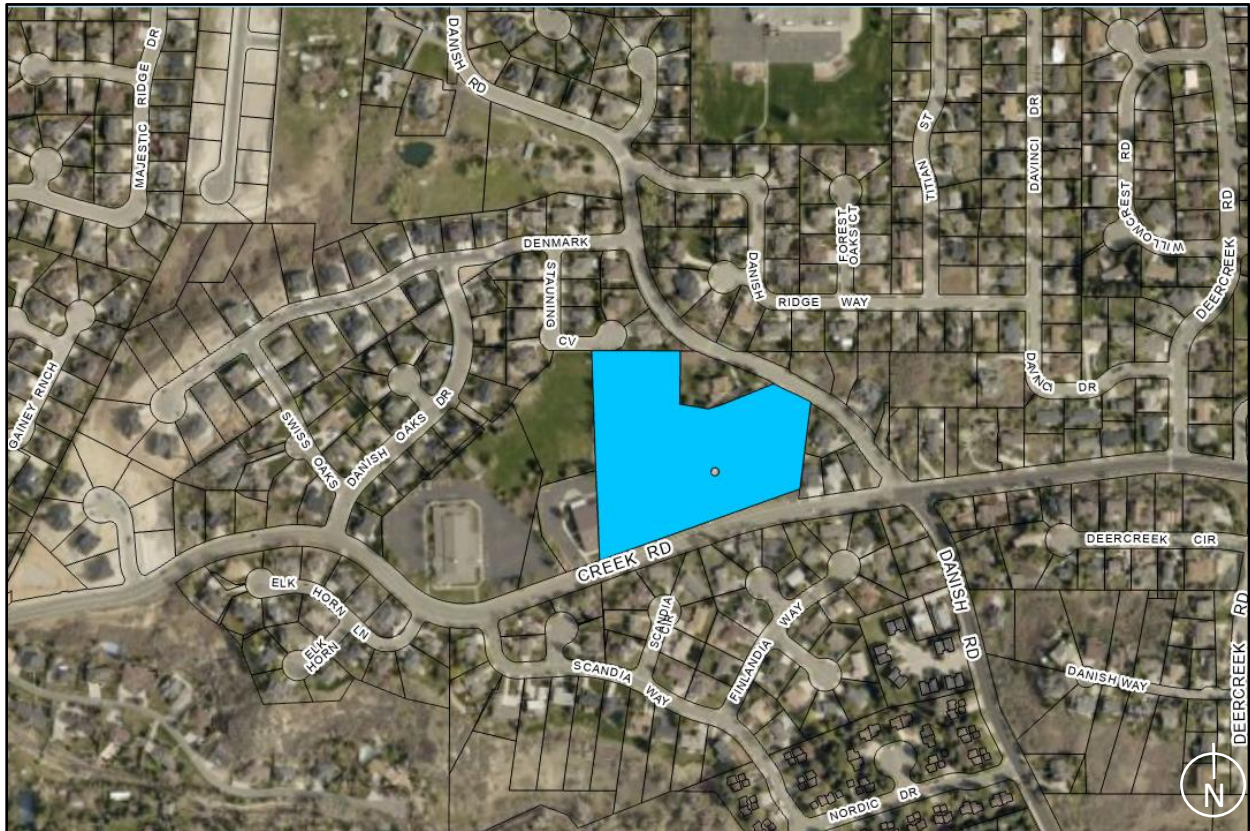
File: SUB-19-009	Project Name: Sarah Subdivision
Address: 8120 S. Royal Lane	Applicant: Dale Bennett (On behalf of Mohammed Pourkazemi)
Type of Application: Minor Subdivision	Current Zoning: RR-1-21 (Rural Residential Single-Family)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This minor 2-lot subdivision has received several rounds of staff review and comment. The latest review comments were sent on March 1 st , 2021.	



COUNCIL DISTRICT 2

PROJECT UPDATE

File: CUP-21-002	Project Name: Google Fiber Utility Equipment Structure
Address: 3015 E. Creek Rd.	Applicant: Google Fiber Utah, LLC
Type of Application: Conditional Use	Current Zoning: R-1-8 (Residential Single-Family)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: During their February 3 rd , 2021 meeting, the Planning Commission unanimously approved this conditional use application with added conditions meant to mitigate any potential negative impacts on surrounding properties. The building permit for this structure has been issued, but the applicant is still in the process of coordinating the necessary franchise agreements prior to offering internet service.	

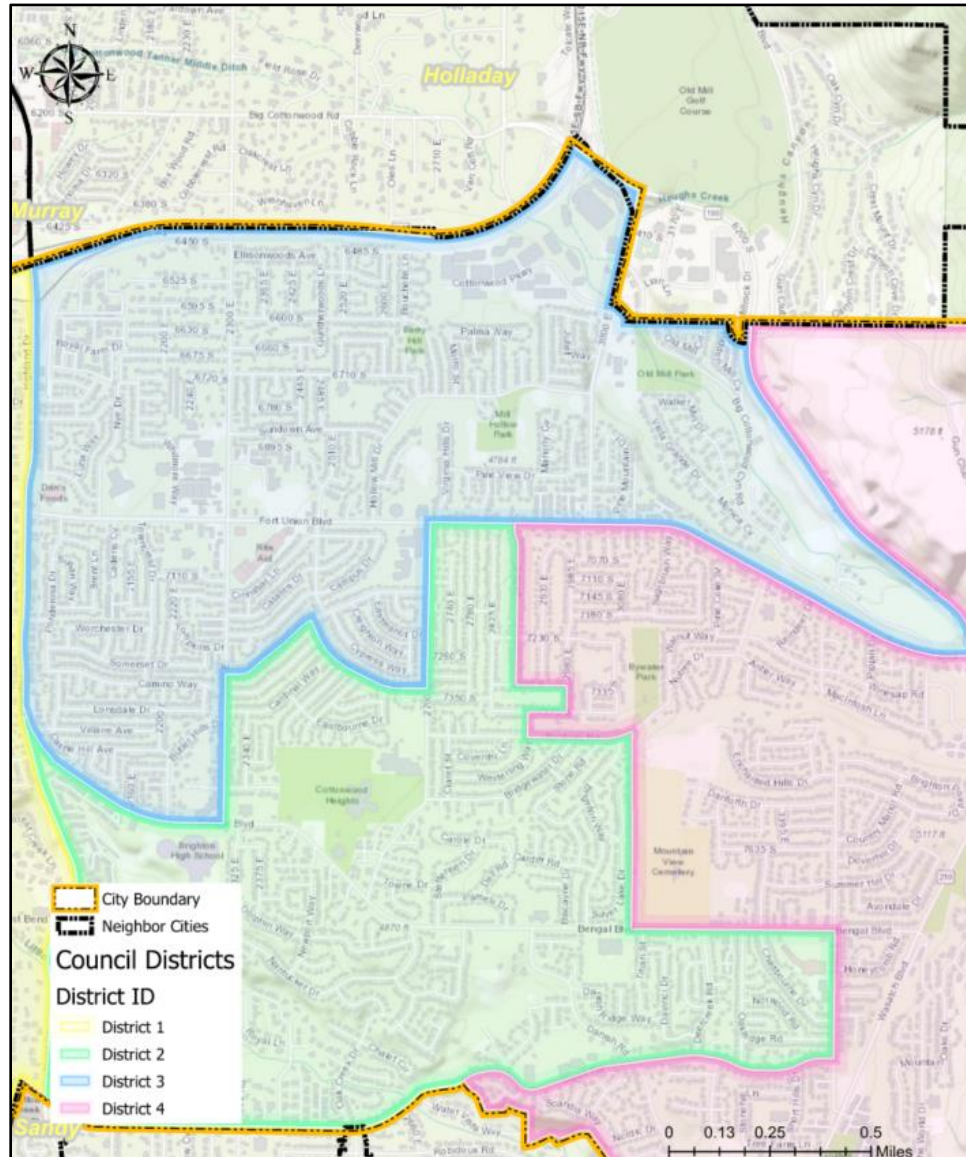


District 2

No Significant Building Permits

District Three

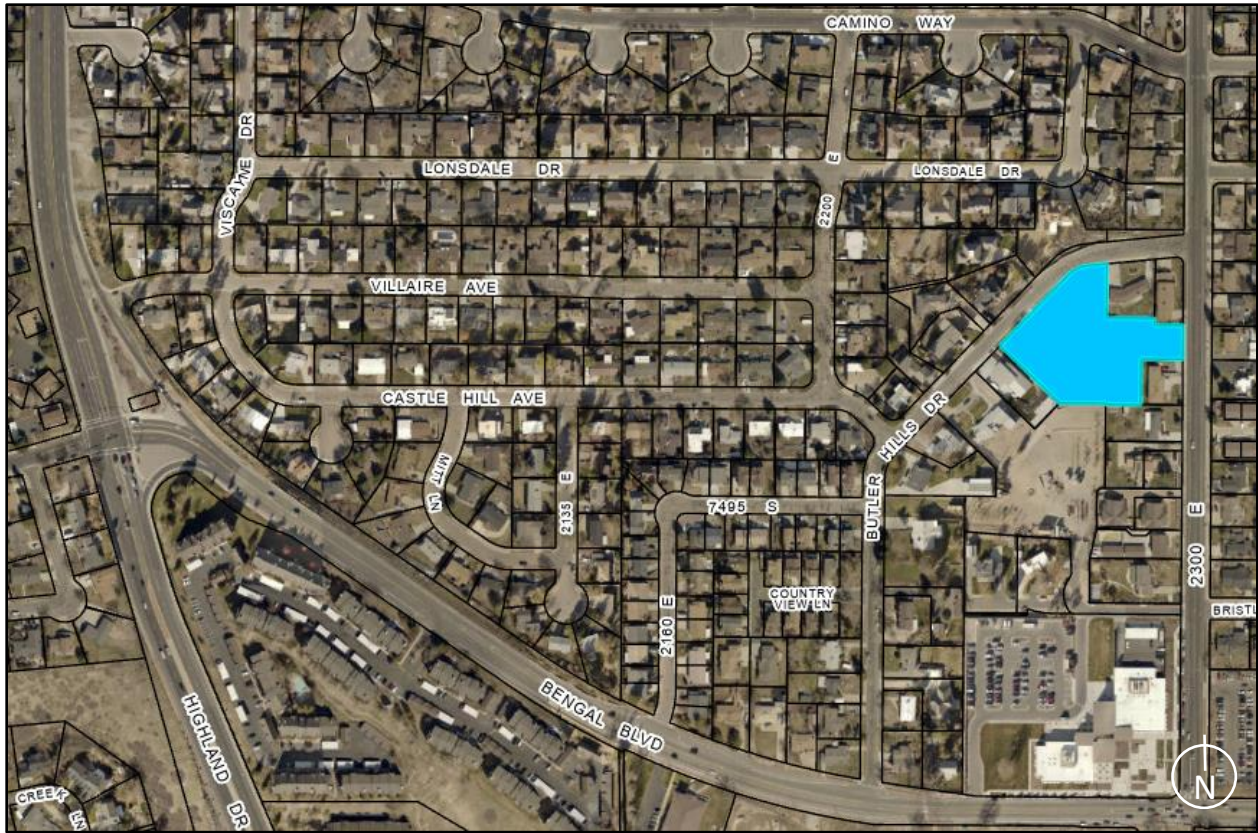
Councilmember Tali Bruce



COUNCIL DISTRICT 3

NEW PROJECT

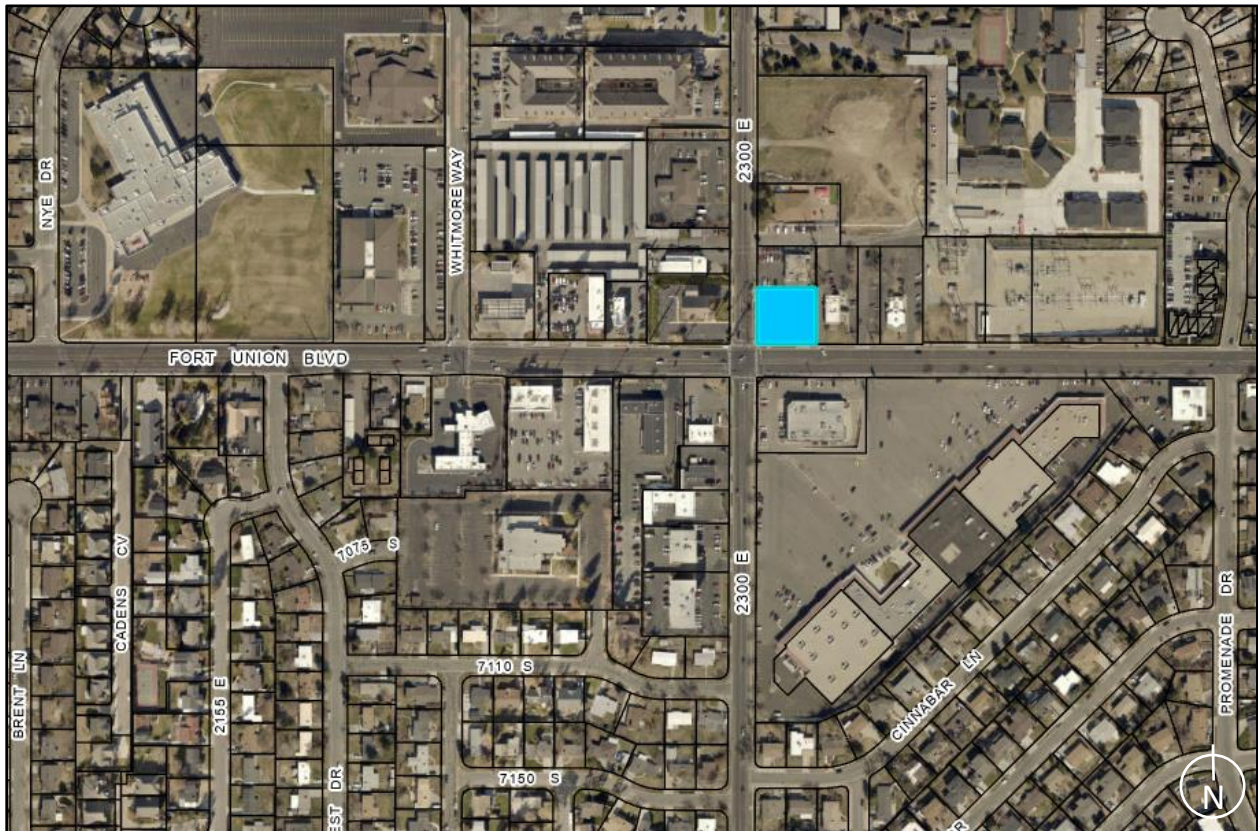
File: SUB-21-002	Project Name: Butler Hills Subdivision
Address: 7425 S. Butler Hills Dr.	Applicant: Joe DeNiro
Type of Application: Minor Subdivision	Current Zoning: R-1-8 (Residential Single-Family)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: As a minor subdivision of a metes and bounds lot, this project will be processed at the staff level and does not require Planning Commission review. Staff sent the first staff review for this project in early April.	



COUNCIL DISTRICT 3

NEW PROJECT

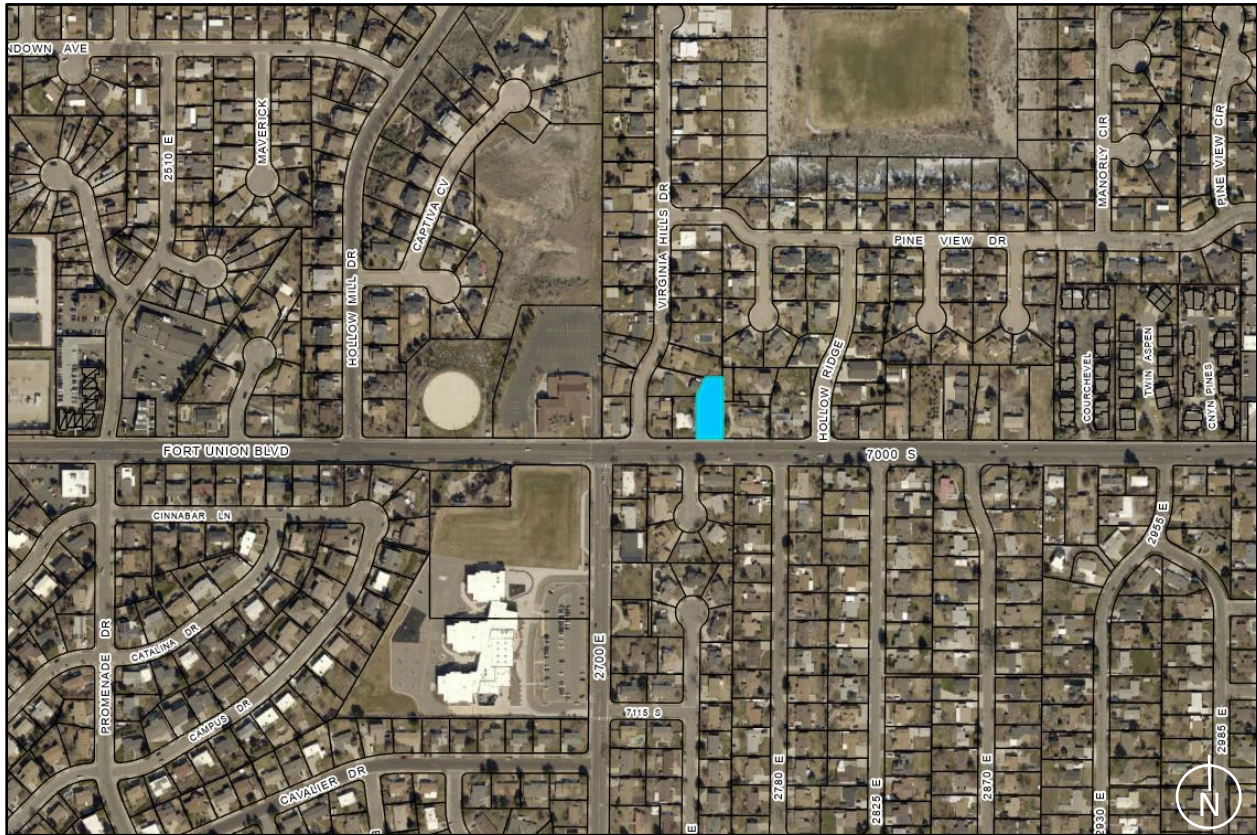
File: CUP-21-006	Project Name: Karate Studio
Address: 2315 E. Fort Union Blvd.	Applicant: Jerry Johnson
Type of Application: Conditional Use	Current Zoning: NC (Neighborhood Commercial)
Next Meeting: Planning Commission – April 21 st , 2021	Staff Contact: Samantha DeSeelhorst
Status: This application for conditional use approval of a karate studio within an existing commercial building will be reviewed by the Planning Commission during their April 21 st , 2021 meeting.	



COUNCIL DISTRICT 3

NEW PROJECT

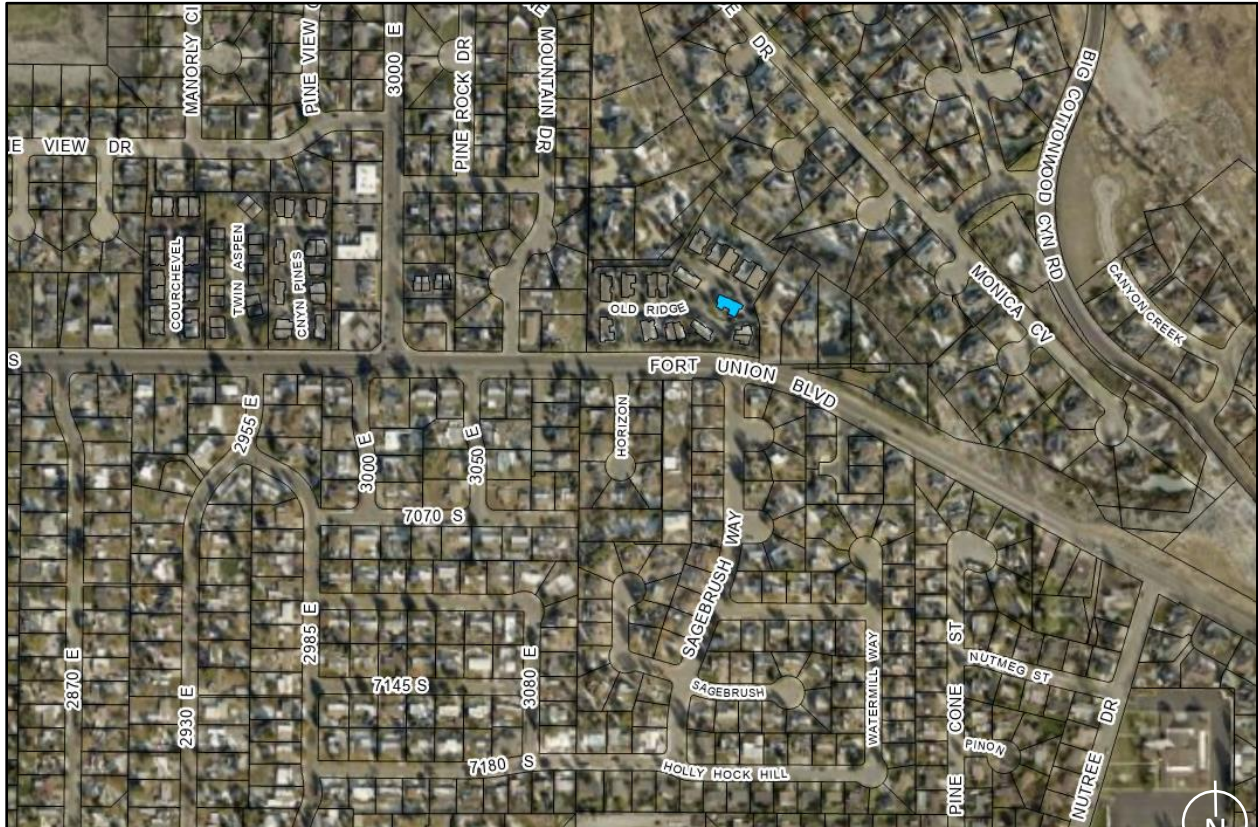
File: ZMA-21-001	Project Name: Rezone - Paulson
Address: 2751 E. Fort Union Blvd.	Applicant: Lance Paulson
Type of Application: Zoning Map Amendment	Current Zoning: R-1-8 (Residential Single Family)
Next Meeting: Planning Commission – April 21 st , 2021	Staff Contact: Andy Hulka
Status: This application for a rezone of property from R-1-8 (Residential Single Family) to RO (Residential Office) will be reviewed by the Planning Commission during their April 21 st , 2021 meeting.	



COUNCIL DISTRICT 3

PROJECT UPDATE

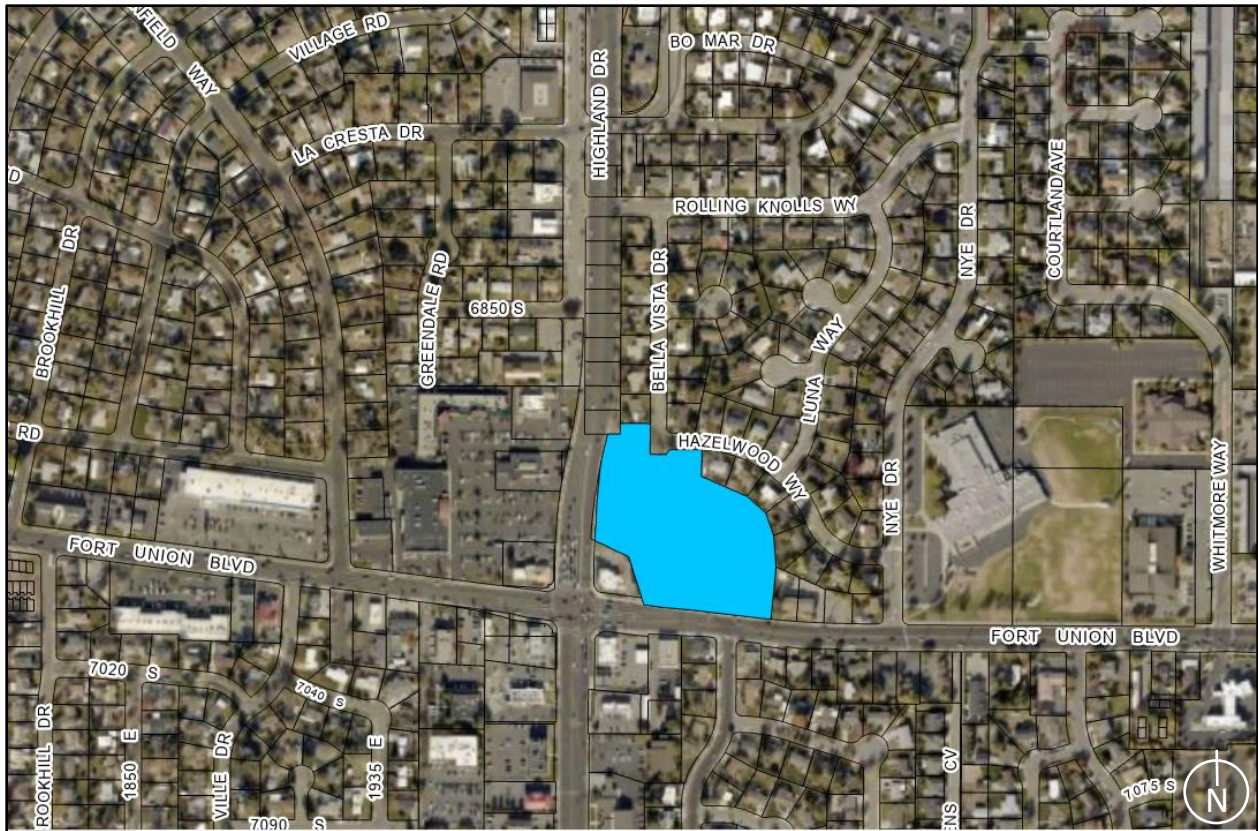
File: CUP-21-003	Project Name: Hicks Wall Height Extension
Address: 3164 E. Old Ridge Circle	Applicant: Adam Castor (On behalf of Bryan and Dotti Hicks)
Type of Application: Conditional Use	Current Zoning: R-2-8 (Residential Multi-Family)
Next Meeting: Not Applicable	Staff Contact: Gabrielle Regenhardt
Status: This proposal for an 8' fence atop a 2' retaining wall was formally withdrawn by the applicant.	



COUNCIL DISTRICT 3

PROJECT UPDATE

File: SPL-21-001	Project Name: Cottonwood Heights Swig
Address: 2029 E. 7000 S.	Applicant: Savory Swig Stores, LLC
Type of Application: Site Plan Approval	Current Zoning: CR (Regional Commercial)
Next Meeting: To Be Determined	Staff Contact: Samantha DeSeelhorst
Status: This Site Plan Approval Application for a Swig soda drive-thru in the Dan's grocery store parking lot has been reviewed by staff for preliminary compliance. Comments from this initial review have been provided to the applicant and staff is waiting for complete submittal. This project must be reviewed by the Architectural Review Commission and Planning Commission.	



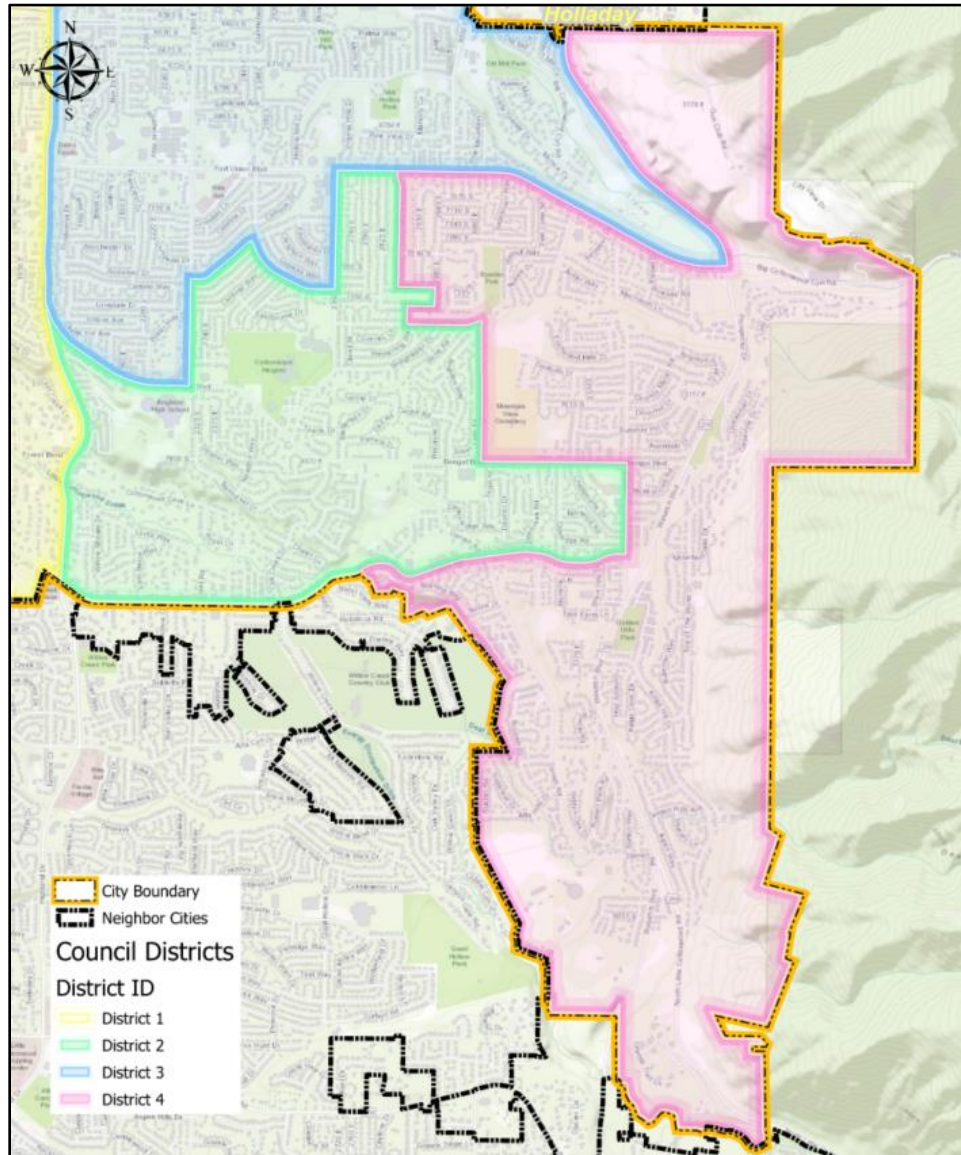
District 3

Significant Building Permits

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0116	Issued	WT - Carlisle	Cell Antenna	6993 S Highland Drive	3
BP.21.0094	Issued	TI - Regence Building	Tenant Improvement	2890 E Cottonwood Parkway	3

District Four

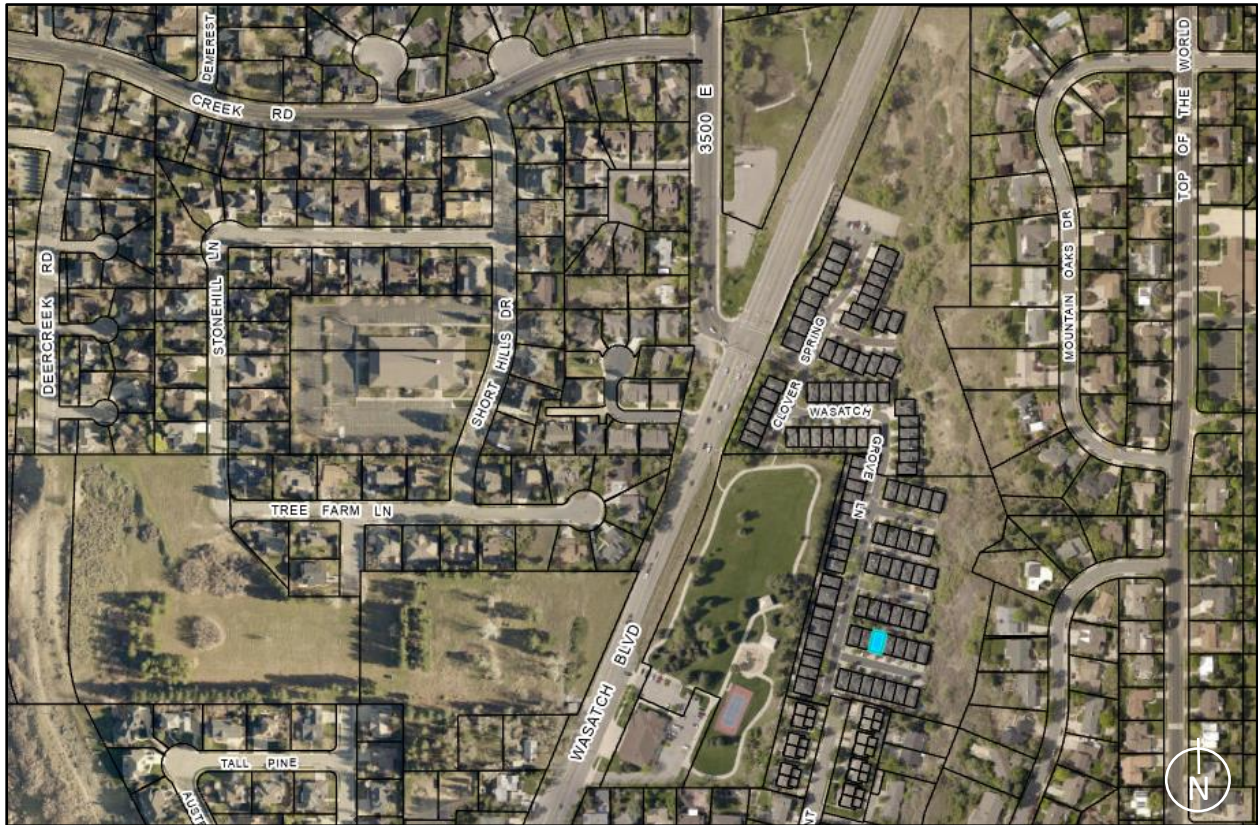
Councilmember Christine Mikell



COUNCIL DISTRICT 4

NEW PROJECT

File: CUP-21-005	Project Name: Short-Term Rental - Laskaris
Address: 3563 E. Rustic Springs Ln.	Applicant: Patricia Laskaris
Type of Application: Conditional Use	Current Zoning: R-2-8
Next Meeting: Not Applicable	Staff Contact: Gabrielle Regenhardt
Status: This application for conditional use approval of a short-term rental within the Oaks at Wasatch condominium project was approved during an Administrative Hearing on April 7 th , 2021.	



COUNCIL DISTRICT 4

NEW PROJECT

File: LLA-21-001	Project Name: Laskin Lot Line Adjustment
Address: 3750 E. North Little Cottonwood Rd. & 3660 E. North Little Cottonwood Rd.	Applicant: Jake Laskin
Type of Application: Lot Line Adjustment	Current Zoning: RR-1-21 (Rural Residential)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: Staff has reviewed this routine request for a 5' lot line adjustment and provided feedback to the applicant, constituting a complete first review. The applicant resubmitted materials at the end of March, and Staff is currently reviewing them.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: PDD-19-001	Project Name: Wasatch Gravel Pit Redevelopment
Address: 6995 S. Wasatch Blvd	Applicant: Rockworth, Adam Davis
Type of Application: Planned Development District	Current Zoning: F-1-21 (Foothill Residential)
Next Meeting: To be Determined	Staff Contact: Mike Johnson
Status: During their October 21 st , 2020 meeting, the Planning Commission voted 5-1 to forward a recommendation of approval for this item to the City Council. This application was introduced to the City Council during their December 15 th , 2020 meeting. Council consideration will continue until this item is ready for final consideration.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: SUB-20-002	Project Name: Granite Oaks Subdivision Amended
Address: 9502 S. Granite Trail Lane	Applicant: Bruce Parker (On behalf of Granite Creek, LLC.)
Type of Application: Subdivision	Current Zoning: R-1-15 (Single-Family Residential)
Next Meeting: To be Determined	Staff Contact: Andy Hulka
Status: A new 6-lot subdivision amendment was received in mid-December. As an amendment to the previously approved Granite Oaks Subdivision, this application will ultimately require review and approval by the Planning Commission. The second staff review was sent at the end of March.	



District 4

Significant Building Permits

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0082	Issued	NSFD - Mueller	New SFD	9212 S JALAIS HILL LN	4

CITY-WIDE PROJECTS

PROJECT UPDATE

Project: Open Space Master Plan

Address: City-wide

Type of Application: Master Plan Adoption – General Plan Sub Document

Staff Contact: Mike Johnson

The plan was scheduled for a public hearing at the April 7th, 2021 Planning Commission meeting. During this meeting, the Planning Commission forwarded a recommendation of approval to the City Council.

PROJECT UPDATE

Project: General Plan Update

Address: City-wide

Type of Application: General Plan Amendment

Staff Contact: Mike Johnson

The project website, www.cottonwoodheightstomorrow.org, has launched. Staff has advertised the website via social media accounts and the newsletter and will continue outreach efforts to encourage community engagement with this process.

PROJECT UPDATE

Project: Planned Development District Text Amendment (City-Initiated)

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

This project will proceed once the current Planned Development District gravel pit process (PDD-19-001) is completed.

PROJECT UPDATE

Project: Sensitive Lands (SLEDs) Ordinance Revisions

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

The city continues to work on this amendment and is planning to present it to the Planning Commission in May 2021.

ECONOMIC DEVELOPMENT UPDATE

PROJECT UPDATE

Project Location: City-Wide

Staff Contact: Mike Johnson & Sherrie Martell

March 2021

- CHBA Virtual Meeting – Edward Jones Changes for Taxes 2020 to 2021 – March 4
- Tour of new Courtyard Marriott Hotel with Byron McIntosh – March 5
- CHBA Board of Director meeting with Miriam Aiazzi – March 9
- EDCUtah Elevating your DEI (Diversity, Equity, and Inclusion) Strategy Resource Townhall with Diverse Executive moving to Utah – March 12
- EDCUtah Virtual Town Hall – Housing Utah’s Talent – March 19
- CHBA Board of Directors meeting with General Plan Contractors Introduction – March 24
- SLCO Economic Inclusion Community Assistance Program (EICAP) Webinar – March 29
- Continued Love Your Locals event featuring Canyon Creek Chiropractic, Leverage Fitness Solutions, Edward Jones, Orange Theory Fitness and Bob Darling Voice Over.